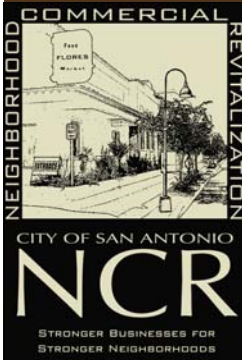


NCR HIGHLIGHTS

NEWSLETTER VOLUME 13
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NCR Business of the Year Winner

by Kimberly Carter Schmittou



CITY OF SAN ANTONIO
HOUSING & NEIGHBORHOOD SERVICES DEPARTMENT

While waiting for David Garcia, co-owner of **Alamo Pizza**, on the corner of Grammercy and Fredericksburg Road in the **Deco District**, I watched the pigeons bathing in the beautiful tiered fountain across the street at Julio's Tacos and remembered the old Texaco Station that stood empty for years before being renovated into a restaurant. When David saw me staring, he understood what I was looking at: Progress. He shared the first time he had stared out at this view from what would become his second pizzeria in 2002 (he and his business partner have their first location on Zarzamora). What he saw then: Potential.

David first noticed the vacant property while taking an employee home from the south side location. He saw the activity in the area; and he saw the possibility of traffic to support a business. The inside of the property was a different story, but a willing-to-help landlord and a gut feeling sold David on the property. He said "I'll take it," on the spot. Selling the idea to others was a different story, but David followed his instincts.



Alamo Pizza
1702 W. Gramercy

Alamo Pizza shared experiences common to many privately owned businesses, even those with a proven track record: change is hard. The first two years at the new location were grueling- but David's hands on model of service to his customers *and* employees worked. David represented the state of Texas in the New York Pizza competition and won awards. Numerous awards both for Pizza and Wings decorate the walls of the dining area, along with western themed decorations. I lunched as we talked on an excellent spicy chicken wrap in its delicate crunchy pastry (not just pizza!) and I was not surprised to hear that David is a graduate of the culinary school at St. Phillip's College. Education is big for David. He notes proudly, as any father would, the college and high school achievements of his employees. He excitedly shared his involvement with Jefferson High school and we discussed plans for encouraging the importance of education in the area.

In his fifth year in the Jefferson Woodlawn Lake area, David has big plans. An outside patio, live music nights, and movies shown on the side of his building are all part of his energetic dreams. His personal goals include mastering cakes and pastries. He plans to engage with the new graffiti **TagBusters** by having contests for youngsters to paint a mural. As David explains how he doubled his sales through customer appreciation three years ago, you know his dreams are destined for reality.

This mix of not-afraid-to-get-dirty hands on involvement in his delectable business and the ability to see through to the future are the reason that David Garcia won the 2006 NCR Business of the Year award. Fortunately, he and his wife expect to be a part of the **Deco District** for a long, long time.

If you are a business owner and want to be considered for next year's Business of the Year award, please contact the NCR office at 207-3944 for more information.

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AGA Creates "Green" Housing Development

by Teresa Hernandez

In May 2007, the Avenida Guadalupe Association (AGA), San Antonio Alternative Housing Corporation, Neighborhood Housing Services of San Antonio, and American Sunrise showcased the first affordable **green** (energy-efficient) subdivision in San Antonio.

This subdivision is one of the latest projects designed to revitalize the AGA Neighborhood. The new JT Brackenridge Affordable Subdivision currently has eight new homes that were built according to Build San Antonio Green standards. All 59 homes in the subdivision will meet the Level 1 criteria for green designation and have:

- low-flow plumbing (saving owners 11,000 gallons/year)
- energy-efficient windows and insulation
- carbon monoxide detectors
- low-energy light bulbs
- xeriscape-friendly plants.



The design will decrease overall energy consumption by 25 to 40 percent per house per year.

The subdivision occupies a portion of the former Alazan-Apache Courts. The 9.3-acre site is located behind JT Brackenridge Elementary School and the project will be completed by Spring 2008.

Prices for the houses range from \$78,000 to \$90,000. In addition to building several homes, AGA is also heavily involved with the homebuyers and offers homebuyer's classes as well as one-on-one pre- and post-purchase counseling. To further assist homebuyer's AGA also offers a subsidy of \$35,000 (\$15,000 is repayable over 30 years at a rate of 3% and \$20,000 is deferred after ten years).

The JT Brackenridge Subdivision will benefit the environment and bring new growth to the area. The new homes will bring a small swell to the local population as well as impact local businesses and schools. With the project, AGA Neighborhood is adding some "**green**" to its area landscape.

NCR Program Results since 1998

✓ Net New Jobs — 3,217

✓ New Private Investment — \$97,746,398

✓ Net New Businesses — 251

✓ Operation Facelift Grants:

★\$413,040 for completed projects

★\$98,860 for projects under construction

2007 southtown art of fashion

by Juan Gutierrez

The **2007 Southtown Art of Fashion** is an annual Fashion Show hosted by the Southtown Mainstreet Alliance. This year's event will feature Southtown creative designer shop owners Angelina Mata Chumney of Euphorium, Agosto Cuellar owner of Jive Refried Vintage Shop and Henry del La Paz. Other key designers will be Mary Alice Medina, Rodrigo Virgen, and up and coming designer Luis Almanza. Each designer will showcase 10 items from their personal lines.

The show will be held on July 21, 2007 at the Blue Star Contemporary Arts Center (1414 South Alamo Street). Tickets for the 2007 *Southtown Art of Fashion Show* can be purchased through the Southtown website at

www.southtown.net

for \$60.00 or drop by the Southtown Mainstreet office at 716 S. Alamo Street.

The ticket price includes food and refreshments from Southtown's best restaurants.

For more information call Juan J. Gutierrez at 210-226-0888 or email the office at juan@southtown.net



NEW EASTTOWN COORDINATOR

by Ron Smith

Ron Smith is the new Revitalization Coordinator for the EastTown @ Commerce commercial corridor. EastTown encompasses E. Commerce and E. Houston streets on the Eastside of San Antonio. San Antonio for Growth on the Eastside (SAGE) is the non-profit organization responsible for oversight of the corridor.

As a Renaissance man, I have a rather large area of interests and talents. I am a graduate of Randolph High School and Southwest Texas State. I also attended the New York Institute of Photography and the American College of Real Estate. I have owned two businesses – Sounds Good, a music store in Universal City, and Hawaiian Lion Enterprises, a local landscape and design company. As a former business owner, I can identify with the businesses along the corridor and look forward to offering my technical assistance.

Most recently, I join the EastTown corridor from the food industry as a corporate troubleshooter, Kitchen/Restaurant Manager, and seller of fine food. I currently manage various special projects that will benefit restaurants in EastTown and the NCR program. My culinary web site www.safoodie.com showcases local restaurants nationally to visitors each day. In addition, I host a food show on KTSA every Saturday @ 3:30pm where I feature and promote a local restaurant to thousands of listeners across the city.

I am excited to bring energy and my style of out of the box thinking to the East Side. Please feel free to contact me at 210-859-5100 if I can ever be of service and remember – Live life like you cook – with SPICE!



NCR Academy for Business Owners

by Veronica Cervera Garcia

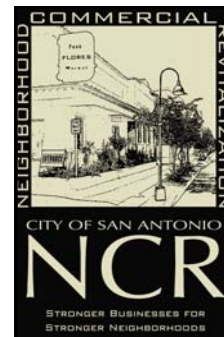


The Neighborhood Commercial Revitalization (NCR) Program is hosting the **NCR Academy** for San Antonio business owners this fall. The NCR Academy is a certification

program to help revitalize your business. Participants will visit a different NCR corridor each session to cover various topics including the development of customer service skills, how to use your marketing activities to grow your business, and a thorough review of city economic development incentives. Participants will receive certification upon completion of 4 out of 5 training sessions. Attendees who obtain certification will be recognized at the annual NCR HACER Gala in November.

The NCR Academy will kick off with a Liveable Neighborhoods Progressive Bus Tour. Participants board at the NCR corridor of their choice and guest speakers spotlight anchor businesses and upcoming projects along the corridors. Through sponsorships from the NCR Program, participating non-profit organizations and NCR businesses, tuition for the NCR Academy is only \$20. Sessions begin in Fall 2007 and interested participants should contact Veronica at 207-3944 or veronica.garcia@sanantonio.gov for more information and a complete schedule of events.

Market your business now! We are accepting donations for the 2007 NCR HACER Gala Silent Auction. For donation information, please contact Veronica at 207-3944.



Neighborhood Commercial Revitalization Program

City of San Antonio

Housing & Neighborhood Services
David D. Garza, Director

NCR Staff:

Adrian Lopez, Program Manager
Veronica Garcia, Sr. ED Specialist
Bobbie Hamilton, Sr. ED Specialist
David Dimaline, Sr. Planner
Blanca Boehm, Admin. Assistant

NCR Welcomes New Summer Intern *by Sarah Gonzales*

There's a new kid in town! Thanks to a grant from the Citigroup Foundation, the Housing & Neighborhood Services NCR Program has just hired me, Sarah Gonzales, as the new Marketing Intern for the summer and fall of 2007.

I am currently a senior at the University of Texas at San Antonio and I am planning to graduate this Fall with a Bachelor of Arts degree in Communication with a concentration in Public Relations.

Upon graduation I hope to continue working with non-profit organizations and eventually start my own business in event planning.



I enjoy working in my church and I am looking forward to getting married in Fall 2008.

As the NCR intern, I'll provide marketing assistance with the HACER Gala & Silent Auction. I am thankful for the opportunity to work with this department and I can't wait to contribute fresh and creative ideas to the NCR program and Gala.

I am excited to join the Housing & Neighborhood Services department and I know I can bring a wealth of great ideas to the NCR program. Thank you for making me feel welcome and I look forward to becoming part of the team!



NCR CALENDAR OF EVENTS

- ★ JULY 21—SOUTHTOWN ART OF FASHION SHOW
- ★ JULY 26—EASTTOWN RESTAURANT TRAINING
- ★ JULY 28—BACK TO SCHOOL BASH (AGA)
- ★ JULY—MAKE ART NOT WAR EXHIBIT (DECO)
- ★ AUGUST 11—DIABETES HEALTH FAIR (AGA)
- ★ SEPTEMBER 3—LABOR DAY HOLIDAY
- ★ SEPTEMBER 15—CALLE GUADALUPE FESTIVAL & STREET PARADE (AGA)
- ★ OCTOBER 13—SOUTHTOWN ART IN THE HOOD